

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 26, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, November 26, 1974, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt,
Hardwick (Items 8 to 13), Linnell,
Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/E Corner of 1st Avenue
and Garden Drive

An application was received from Leung Chun Kwong and Leong Fuell Chew to rezone Lots D, E, F and G, Block 141, D.L. 264A situated at the south-east corner of 1st Avenue and Garden Drive from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing townhouses.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - townhouses and uses customarily accessory thereto including underground parking.
- (b) Floor Space Ratio - not to exceed 0.60. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:
 - (i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade.
 - (ii) balconies, canopies, sun decks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.
- (c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

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S/E Corner of 1st Avenue and
Garden Drive (continued)

And subject also to the following:

- (1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate setbacks (similar to the RM-1 District Schedule requirements).
- (2) Off-street parking to be provided underground at a ratio of one parking space for every 725 square feet of gross floor area of all floors of the building.
- (3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was approved by the Vancouver City Planning Commission who endorsed the above recommendations.

Council had previously considered this item at a Public Hearing on May 30, 1974, at which time the application was deferred to a future Public Hearing.

Mrs. E. Rummell, on behalf of the residents in the 2300 Block East 1st Avenue and the 2300 Block East 2nd Avenue, advised that they were still opposed to the development of townhouses at this location.

Mr. Wm. Tong, Architect, stated that the development could be redesigned after the rezoning was approved.

MOVED by Ald. Rankin,
THAT the application be not approved.

- CARRIED UNANIMOUSLY

2. N/W Corner of 41st Avenue
and Killarney Street (2895
East 41st Avenue)

An application was received from Mr. and Mrs. Horst Fischer to rezone Lot 1 of Parcel A of the S.E. portion of Block 7, D.L. 50, Group 1, NWD, commonly known as 2895 East 41st Avenue. The present zoning is RS-1 One Family Dwelling District, and the requested zoning is RT-1 Two Family Dwelling District. The purpose of the rezoning application is to add a dwelling to the existing dwelling on the site.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Linnell,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Site Bounded by Nanaimo, Charles and William Streets and the Lane Immediately East of Nanaimo Street

An application has been received from the Director of Planning to rezone Lot B, Block 9, West ½ of Section 22, THSL, being the site bounded by Nanaimo, Charles and William Streets, and the lane immediately east of Nanaimo Street, from C-2 Commercial District to CD-1 Comprehensive Development District, for the purpose of controlling development on this site, thereby restricting the use of the land, height of the building and floor area.

Residents of the area spoke against the store on the site being enlarged but they were advised that the CD-1 zoning would prevent this. The residents also expressed concern about the noise problem and the parking lot ingress and egress.

MOVED by Ald. Rankin,
THAT the application be approved.

- CARRIED UNANIMOUSLY

4. N/S of S.E. Marine Drive between Fraser and Poplar Streets

An application has been received from W.R. Lort, Architect, to rezone Lot G, Subdivision of Lots 13-15 and D-F of E, Block 30, D.L. 313, being the north side of S.E. Marine Drive between Fraser and Poplar Streets. The present zoning is C-1 Commercial District and the requested zoning is CD-1 Comprehensive Development District. The purpose of the application is to construct an extension to the Blue Boy Motor Hotel.

City Council at its meeting on August 13, 1974, resolved:

"THAT the application be forwarded to a Public Hearing on the understanding that the applicant will provide for motel use only and for C-1 densities;

FURTHER THAT the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to Public Hearing."

The application was not approved by the Technical Planning Board as it was considered that the proposed form of development is unsuitable in terms of its height, bulk, intensity of use and its effect on traffic in the area, and having regard to the existing single family homes in the area.

It was also not approved by the Vancouver City Planning Commission who endorsed the above recommendation.

Mr. H.W. Gray, Zoning Planner, advised that reasons for refusal were the generation of traffic, increased parking, height and bulk of building. He advised that the revised scheme now showed only motel use but had not been altered drastically in design and, therefore, was not taken back to the Technical Planning Board and the Vancouver City Planning Commission.

Mr. W. Lort advised that after the Council meeting of August 13th, the scheme was revised to a C-1 density i.e. FSR 1.2 and provided for only motel use. The parking had been consolidated on one site. They had not been advised that they were to comply with a height restriction.

Residents from the north side of 65th Avenue behind the proposed development objected to the three-storey height and the increased parking.

N/S of S.E. Marine Drive between Fraser
and Poplar Street (continued)

MOVED by Ald. Rankin,

THAT the application be deferred to the next Public Hearing, and the Director of Planning be instructed to write to the applicant clearly specifying that the proposed development should comply with C-1 density and the height should be restricted to two storeys overall;

FURTHER THAT the City Engineer be instructed to review the effect of the increased parking generation of the development on the area.

- CARRIED UNANIMOUSLY

5. Site Bounded by Arbutus,
Nanton and Yew Streets

An application was received from Jones, Haave and Delgatty, Architects, to rezone Lot 1, Block 92, D.L. 526, being the site bounded by Arbutus, Nanton and Yew Streets, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, in order to develop a condominium townhouse project.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - townhouses with customary ancillary uses including off-street parking.
- (b) Floor Space Ratio - not to exceed 0.60; to be measured in the same way as RM-1 regulations.
- (c) Height - not to exceed two storeys plus cellar.

And also subject to the following:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress, garbage disposal and all off-street parking to be underground.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

It was also approved by the Vancouver City Planning Commission who endorsed the above recommendation except for Section (b) which was amended to:

"(b) Floor Space Ratio - not to exceed 0.73."

Residents in the area indicated that the density of this development, coupled with all the other developments in the area, was too great. There would be a further increase in traffic and the parents were concerned for the safety of their children. They strongly opposed the development and wished to see it remain single family zoning.

Mr. N. Jones advised that the project would contain 37 high-quality townhouses, two-storeys in height, plus cellar on 2.42 acres for a density of 14 units per acre. The parking (2.3 cars per dwelling unit) is 100 percent underground.

The developer stated that if a traffic light is installed in the area, he would be prepared to absorb one-half of the costs.

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Site Bounded By Arbutus, Nanton
and Yew Streets (continued)

MOVED by Ald. Volrich,

THAT the application be approved with the Floor Space Ratio not to exceed 0.50.

(amended)

MOVED by Ald. Harcourt in amendment,

THAT the figure 0.50 in Alderman Volrich's motion be amended to read 0.60.

- CARRIED

(Aldermen Gibson and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the application be approved with the Floor Space Ratio not to exceed 0.60."

6. E/S Cambie Street between
59th and 62nd Avenues

An application was received from Mr. Alistair Gordon for Sidney Suen, Architect, to rezone Lot 50 except West 7 feet of centre portion of D.L. 323, being the property on the east side of Cambie Street between 59th and 62nd Avenues, from RS-1 One Family Dwelling District to RT-1 Two Family Dwelling District for the purpose of erecting a duplex-type single storey residential unit.

The application was not approved by the Technical Planning Board as the total site area is 7756 square feet; 644 square feet less than the required 8400 square feet for a two-family dwelling in a RT-1 District.

The Vancouver City Planning Commission did not endorse the recommendation of the Technical Planning Board but did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two Family District Schedule.

Residents in the area objected to the development because traffic and noise in the area is sufficient without adding to the density.

MOVED by Ald. Gibson,

THAT the application be not approved.

- CARRIED UNANIMOUSLY

7. S/E Corner Georgia Street and Commercial
Drive, and the N/E Corner Adanac Street
and Commercial Drive

An application was received from Mr. A.K. Hansen, Architect for the Vancouver East Lions Club, to rezone Lots 15, 16, 17, 18 and F of 8, and Lots 2, 3 and E of 8, Block D, D.L. 183, situated at the south-east corner of Georgia Street and Commercial Drive and the north-east corner of Adanac Street and Commercial Drive. The present zoning is RM-3 Multiple Dwelling District, and the requested zoning is CD-1 Comprehensive Development District. The purpose would be to establish a senior citizens' highrise apartment project.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

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S/E Corner Goergia Street and Commercial Drive, and the N/E Corner Adanac Street and Commercial Drive (continued)

1. Uses:

- a. For existing building, the use is to be restricted to senior citizens' housing.
- b. For proposed building, the uses are restricted to senior citizens' housing, including self-contained units, room and board units, some units for the physically handicapped who may not necessarily be senior citizens, and customary ancillary uses, including some office space for administration and medical staff, health and therapy services, the meeting room area to be ancillary to the principal use of the development and occasionally utilized by the Lions Club, and underground parking. Also some day care facilities.

2. F.S.R.:

- a. For existing site (Lots 2,3, E of 8, Block D, D.L. 183), the F.S.R. is not to exceed 1.20 to be measured in the same way as RM-3 regulations.
- b. For proposed site (Lots 15, 16, 17, 18, F of 8, Block D, D.L. 183), the F.S.R. is not to exceed 2.20 to be measured in the same way as RM-3 regulations.

3. Height:

- a. For existing site, the height is not to exceed 2 storeys plus basement.
- b. For proposed building, the height is not to exceed the height length requirement of the RM-3 District Schedule.

And also subject to the following:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress and location and height of parking garage.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

8. N/E Corner Semlin Drive
and Triumph Street

An application was received from Mr. D. Lucyk of Goldcrest Properties Ltd., to rezone Lot 16, Block 26, D.L. 184, being the north-east corner of Semlin Drive and Triumph Street, from C-2 Commercial District to RM-3 Multiple Dwelling District, in order to consolidate the lot with the adjoining four parcels to the east and developing a three-storey frame apartment on the total site.

The application was approved by the Technical Planning Board subject to the following:

"Prior to the enactment of the amending By-law, Lots 12-16, Block 26, D.L. 184, be consolidated into one legal parcel and so registered in the Land Registry Office."

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation. The Commission also expressed its concern over the lack of open space for children's play-grounds and other recreational facilities in the immediate area and moved that this concern be conveyed to City Council in the hope that Council will give its attention to the lack of family amenities when considering the aforesaid rezoning application.

Two businessmen operating industrial shops in the adjacent M-1 District, appeared to voice their strong objection to the proposed development of housing in this area. They wished to record the fact that in six months' time, the people who move into the housing will come to Council to complain of the noise emanating from the machine shops in the area, some of which operate 24 hours a day. It was their feeling that if the area is rezoned from C-2, Council should not come back and ask them to move because of the noise disturbance to the residents in the newly rezoned RM-3 District.

Mr. Tony Tanaka of D.M. Sarter Architects, advised that originally they were going to develop an apartment on the four adjacent lots already zoned RM-3, but decided to rezone Lot 16 to RM-3 to consolidate the entire site. The parking would be underground and the building would be adult-oriented.

MOVED by Ald. Marzari,

THAT the application be not approved and the Director of Planning be instructed to report back on appropriate zoning for this buffer strip.

- LOST

(Aldermen Bowers, Hardwick, Massey, Rankin and the Mayor opposed)

A tie vote ensued, therefore, the motion was declared LOST.

MOVED by Ald. Linnell,

THAT consideration of this application be adjourned to the next meeting of Council for discussion, after consultation between the Director of Planning and the Architect with respect to resolving potential problems which may be generated by the adjacent M-1 Light Industrial District.

- CARRIED UNANIMOUSLY

9. Area Bounded by Pender Street,
Jackson Avenue, Keefer Street
and Gore Avenue

An application was received from the Director of Planning to amend the existing CD-1 By-law No. 4393, for Lots A, B, C and D, Block 122, D.L. 196, being the area bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue, to provide for townhouse development and personal care home.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

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Area Bounded by Pender Street,
Jackson Avenue, Keefer Street
and Gore Avenue (continued)

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

10. S/S Cordova Street between
Gore and Dunlevy

An application has been received from the Greater Vancouver Regional District to rezone Lots 10-14, Amended Block 56, D.L. 196, situated on the south side of Cordova Street between Gore and Dunlevy, from M-2 Industrial District to CD-1 Comprehensive Development District for the development of the downtown eastside residential facility to accommodate 70 men.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) the use to be a hostel and customarily ancillary uses including some office space for administration, social workers and medical staff;
- (b) the F.S.R. not to exceed 1.35;
- (c) the height not to exceed 3 storeys.

And also subject to the following:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, adequate provision for suitable service areas including ambulance.
- 2. All parking, loading and service areas to have acceptable ingress/egress with no vehicular ingress/egress from Cordova Street.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation.

A clergyman familiar with the area, expressed his concern that Cordova Street, because of the noise factor, was a poor location for the residential facility.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

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11. S/S of East Broadway between
Renfrew and Slocan Streets

An application has been received from the Director of Planning to amend Clause 2, Schedule C - "Streets Requiring Landscaped Setbacks" of Zoning and Development By-law No. 3575, by deleting the words "Renfrew Street" and substituting in lieu thereof the words "Slocan Street".

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Gibson,
THAT the application be approved.

- CARRIED UNANIMOUSLY

12. Area Bounded by Oak Street, King Edward
Avenue, Laurel Street and 26th Avenue
(King Edward Mall)

An application has been received from Mrs. Greta Spencer to amend existing CD-1 By-law No. 4446, which amends Zoning and Development By-law No. 3575, by adding the following use:

"health spa".

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Hardwick,
THAT this application be approved.

- CARRIED

(Alderman Volrich opposed)

13. Amendments to the Zoning and
Development By-law No. 3575

The Director of Planning has made the following applications:

(a) To amend the C-1, C-2, C-2A and C-3 District Schedules whereby gasoline service stations may only be permitted subject to the special approval of the Technical Planning Board, and not as heretofore requiring the approval of City Council.

(b) To amend Section 1-F of the RS-1 and RS-2 One Family Dwelling District Schedules by adding after the word "district" in the fifth line, the following:

'provided, however, where the lot size is less than 32 feet in width or less than 3600 sq. ft. in area the design of any new dwelling shall first require the approval of the Director of Planning.'

(c) To amend the text generally in accordance with the contents of the City Manager's report of October 18th, 1974, (copy attached hereto), which was adopted by Council on October 22nd, 1974, regarding:

- (i) enforcement
- (ii) validation and relaxation of existing yards
- (iii) multiple conversion dwellings
- (iv) method of measuring floor space ratio for family dwellings in the RS and RT District Schedules, and size and location of accessory buildings.

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Amendments to the Zoning and Development
By-law No. 3575 (continued)

The foregoing applications have been approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Pickstone, Deputy Director of Planning, requested that the application for item (c)(ii) - "validation and relaxation of existing yards", be withdrawn.

Council had previously agreed that Mr. R.B. Sapro be informed of the Public Hearing with respect to the size and location of accessory buildings. Mr. Sapro appeared and it was agreed that he should have further discussions with the Director of Planning and Deputy Director of Planning with respect to his property.

The Director of Legal Services requested certain amendments be made to the draft By-law as follows:

- (a) Sections 1 - 4 "Gasoline Filling Station" should read "Gasoline Service Station".
- (b) The amendment in Section 6 should read
"Save and except as provided in subsections (4) and (6), and by amending subsections (4) and (6) by striking out the phrase 'Director of Planning' and substituting 'Director of Permits and Licenses'."
- (c) Section 9 is deleted and referred back to the Director of Planning and Director of Legal Services for further study.
- (d) Add to the amendment in Section 10 the following:
"Other than any limitation as to time".

MOVED by Ald. Gibson,
THAT the foregoing applications and the draft By-law, amended by the Director of Legal Services this day, be approved.

- CARRIED

(Alderman Linnell opposed)

The Director of Planning also made application as follows:

- (d) To amend the text by striking out the words "Technical Planning Board" in the sections set forth in Schedule I of the By-Law and substitute the words "Director of Planning", and make such amendments as are described in Schedule II.

City Council at its meeting August 27, 1974, approved the following recommendation of the Board of Administration dated August 19, 1974:

"Your Board RECOMMENDS that the Technical Planning Board be abolished, and the Director of Planning deal with all zoning and development permit matters, in accordance with the recent change in Charter Amendments and Council action of November 6th, 1973."

MOVED by Ald. Harcourt,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

(Schedules I and II referred to
are on file in the City Clerk's
Office)

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COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted, and
that the Director of Legal Services be instructed to prepare and
bring in the necessary amendments to the Zoning and Development
By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:05 p.m.

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The foregoing are Minutes of the Special Council Meeting of
November 26, 1974, adopted on December 3, 1974.

A. Phillips
MAYOR

B. V. Little
CITY CLERK